

Q1

FIRST QUARTER 2005

Las Vegas Development Report





LAS VEGAS DEVELOPMENT REPORT

Land Sales	3
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Produced by Department of Planning & Development, Comprehensive Planning Division
Data Collection, John McClellan and Andrew Powell; Document Design, Consuelo Emerson



Land Sales

* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter

Land Sales 1st Quarter 2005

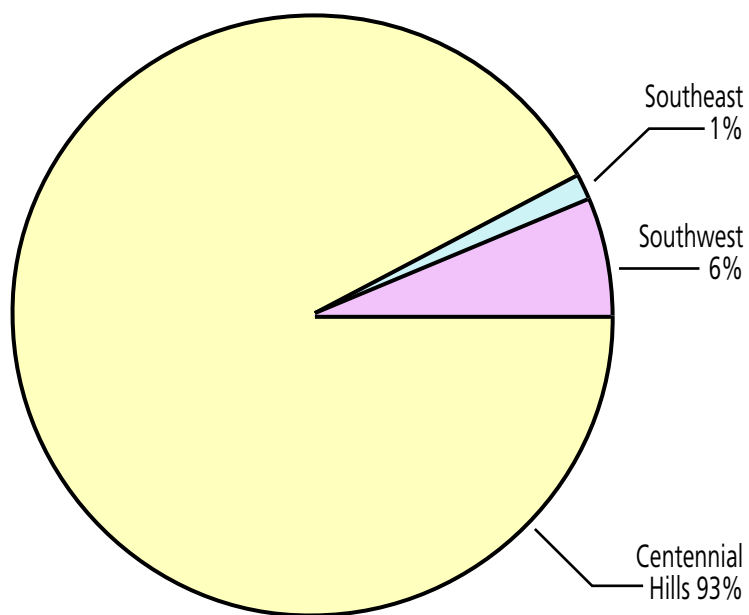
	SALES	TOTAL ACRES	VALUATION	PRICE/ACRE	PRICE/ACRE less than 1 acre	PRICE/ACRE greater than 1 acre
Centennial Hills	33	225.0	\$104,194,766	\$463,191	\$2,863,353	\$439,377
Southeast	3	3.4	\$1,665,000	\$488,270	\$2,105,263	\$285,479
Southwest	4	15.4	\$45,845,460	\$2,973,117	\$5,984,851	\$2,450,533
CLV TOTALS	40	243.8	\$151,705,226	\$622,304	\$5,258,675	\$553,398
OUTSIDE CLV	292	3809.2	\$931,964,841	\$244,660	\$3,296,415	\$230,947
GRAND TOTAL	332	4053.0	\$1,083,670,067	\$267,375	\$3,636,312	\$250,156

Source: Homebuilders Research, "Hotsheets" Newsletter

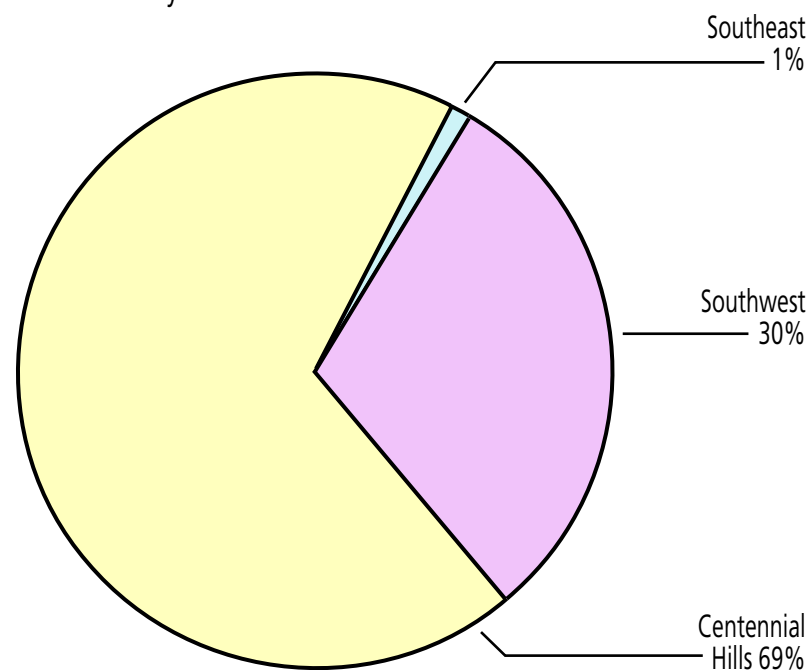
For more information contact Dennis Smith, Homebuilders Research (702) 645-4200

Due to time needed to obtain landsales data, this section will lag one quarter

Land Sales by Acres



Land Sales by Valuation



LAND SALES







Q1

LAND SALES





LAS VEGAS DEVELOPMENT REPORT: FIRST QUARTER 2005 4

LEGEND

PRICE PER ACRE

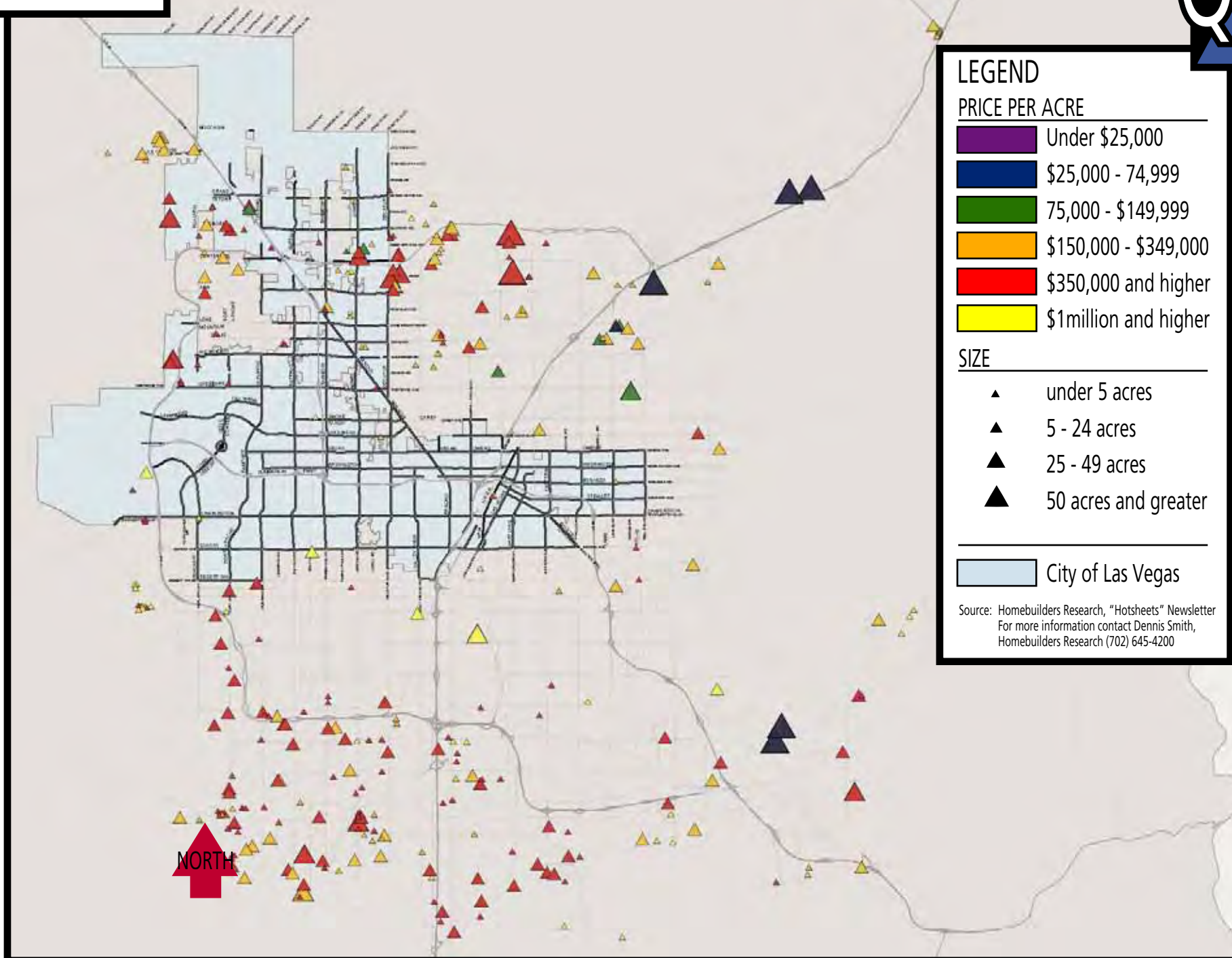
	Under \$25,000
	\$25,000 - 74,999
	75,000 - \$149,999
	\$150,000 - \$349,000
	\$350,000 and higher
	\$1million and higher

SIZE

	under 5 acres
	5 - 24 acres
	25 - 49 acres
	50 acres and greater

 City of Las Vegas

Source: Homebuilders Research, "Hotshots" Newsletter
For more information contact Dennis Smith,
Homebuilders Research (702) 645-4200



NORTH



Planned Projects

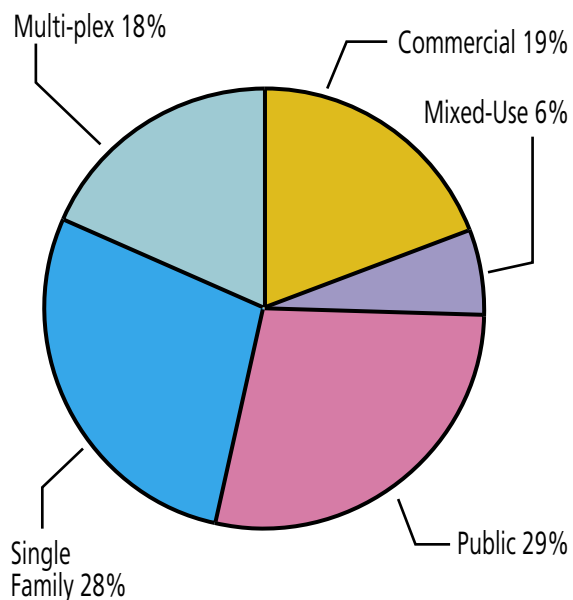
Summary of Site Plan Design Reviews 1st Quarter 2005

CATEGORY	Centennial Hills		Southeast Sector		Southwest Sector		Total SDRs	Total Acres
	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Commercial	13	39.0	15	28.6	9	46.7	37	114.3
Mixed-Use	1	5.2	7	32.3	0	0.0	8	37.5
Public	1	5.1	0	0.0	1	162.5	2	167.6
Single Family	10	150.6	0	0.0	1	16.0	11	166.6
Multi-Family	2	20.2	3	3.9	5	85.6	10	109.7
GRAND TOTAL	27	220.1	25	64.8	16	310.8	68	595.7

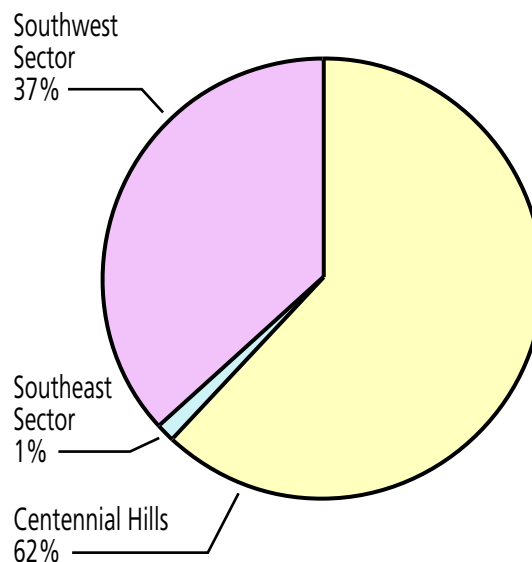


PLANNED PROJECTS

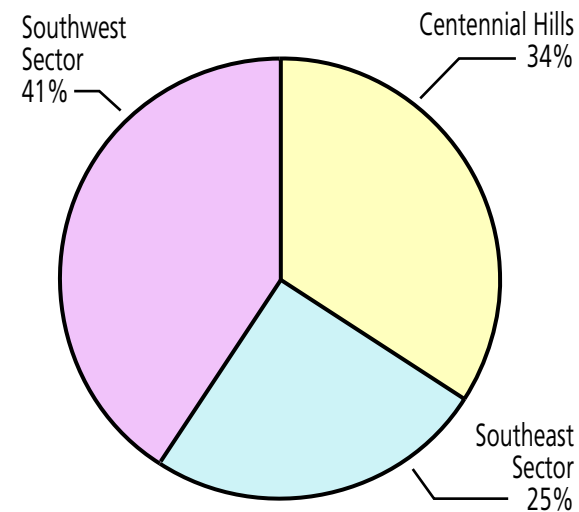
Site Plan Development Reviews by Acreage



Single Family & Multi-Plex New by Acreage



Commercial by Acreage

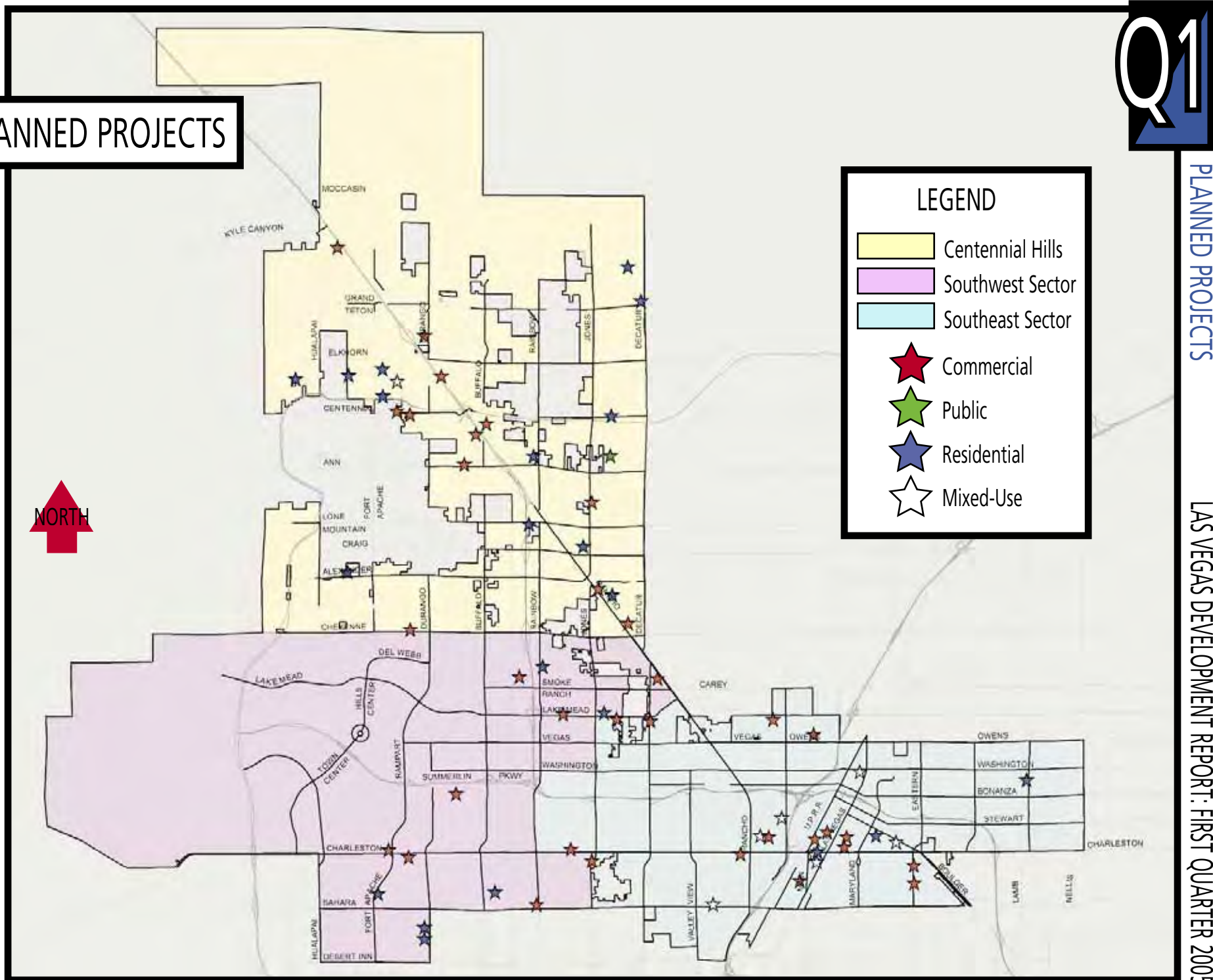


PLANNED PROJECTS



LEGEND

- Centennial Hills
- Southwest Sector
- Southeast Sector
- ★ Commercial
- ★ Public
- ★ Residential
- ☆ Mixed-Use





Permitted Projects

Summary of Building Permits
1st Quarter 2005

Category	Centennial Hills		Southeast Sector		Southwest Sector		TOTAL PERMITS	TOTAL VALUATION
	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	793	\$100,169,357	19	\$1,886,579	185	\$29,065,157	997	\$131,121,093
Single Family Additions	14	\$641,479	16	\$287,898	19	\$548,865	49	\$1,478,242
Single Family Remodel	14	\$274,091	10	\$274,400	15	\$110,025	39	\$658,516
Aptment Multiplex	1	\$350,000	0	\$0	6	\$6,091,710	7	\$6,441,710
Commercial New	11	\$5,802,715	8	\$14,330,813	16	\$2,808,195	35	\$22,941,723
Commercial Additions	1	\$67,500	1	\$1,594,610	2	\$470,000	4	\$2,132,110
Commercial Remodel	63	\$2,955,010	118	\$19,373,462	81	\$6,505,765	262	\$28,834,237
Public New	0	\$0	0	\$0	0	\$0	0	\$0
Public Remodel	0	\$0	3	\$2,101,657	0	\$0	3	\$2,101,657
Church Additions	0	\$0	0	\$0	0	\$0	0	\$0
Church Remodel	0	\$0	0	\$0	0	\$0	0	\$0
Pools & Spas	371	\$7,076,978	26	\$291,753	132	\$3,262,216	529	\$10,630,947
Mobile Homes	2	\$58,500	2	\$1,500	1	\$40,000	5	\$100,000
Signs	65	\$238,850	81	\$401,439	65	\$95,802	211	\$736,091
Miscellaneous	414	\$9,861,581	315	\$8,543,297	357	\$2,823,476	1,086	\$21,228,354
GRAND TOTAL	1,749	\$127,496,060	599	\$49,087,408	879	\$51,821,211	3,227	\$228,404,679

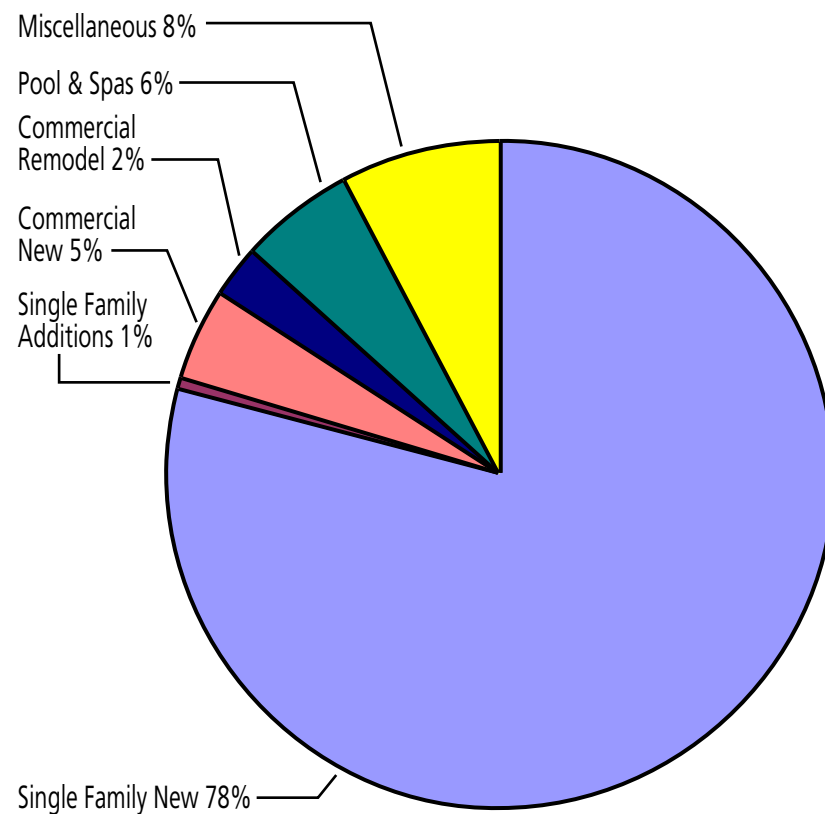
*Permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation

Centennial Hills
Summary of Building Permits
1st Quarter 2005

CATEGORY	Permits	Valuation	Percentage
Single Family New	793	\$100,169,357	78.6%
Single Family Additions	14	\$641,479	0.5%
Single Family Remodel	14	\$274,091	0.2%
Apartment Multiplex	1	\$350,000	0.3%
Commercial New	11	\$5,802,715	4.6%
Commercial Additions	1	\$67,500	0.1%
Commercial Remodel	63	\$2,955,010	2.3%
Public New	0	\$0	0.0%
Public Remodel	0	\$0	0.0%
Church Additions	0	\$0	0.0%
Church Remodel	0	\$0	0.0%
Pools & Spas	371	\$7,076,978	5.6%
Mobile Homes	2	\$58,500	0.0%
Signs	65	\$238,850	0.2%
Miscellaneous	414	\$9,861,581	7.7%
GRAND TOTAL	1,749	\$127,496,060	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

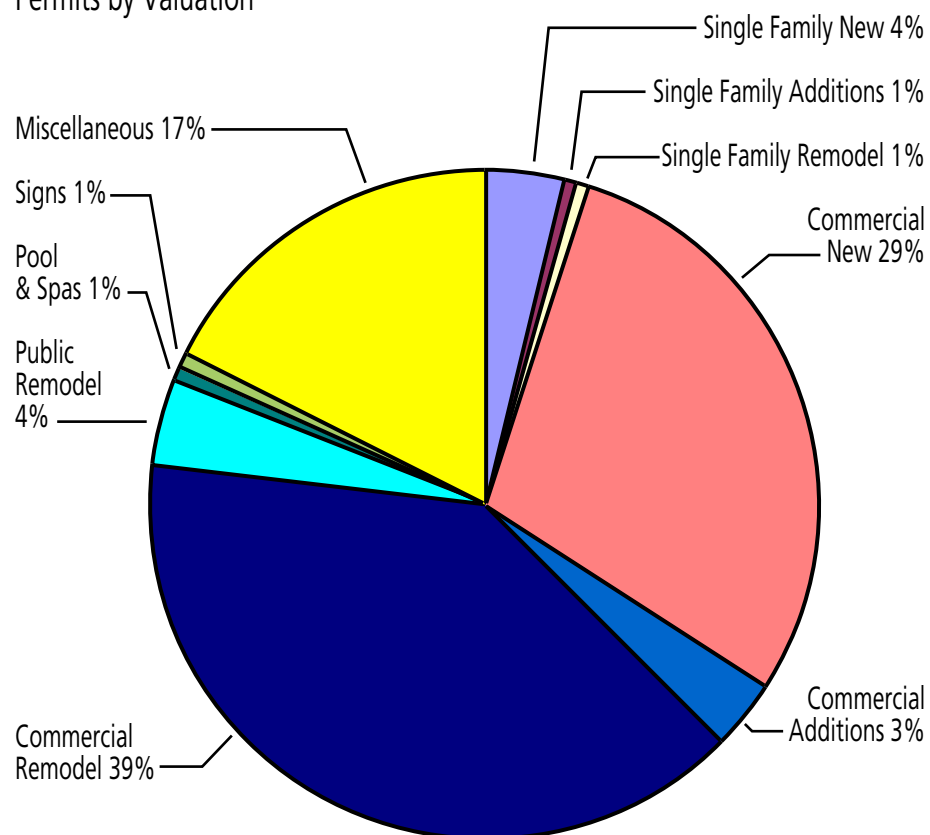
Centennial Hills
Permits by Valuation



Southeast
Summary of Building Permits
1st Quarter 2005

CATEGORY	Permits	Valuation	Percentage
Single Family New	19	\$1,886,579	3.8%
Single Family Additions	16	\$287,898	0.6%
Single Family Remodel	10	\$274,400	0.6%
Apartment Multiplex	0	\$0	0.0%
Commercial New	8	\$14,330,813	29.2%
Commercial Additions	1	\$1,594,610	3.2%
Commercial Remodel	118	\$19,373,462	39.5%
Public New	0	\$0	0.0%
Public Remodel	3	\$2,101,657	4.3%
Church Additions	0	\$0	0.0%
Church Remodel	0	\$0	0.0%
Pools & Spas	26	\$291,753	0.6%
Mobile Homes	2	\$1,500	0.0%
Signs	81	\$401,439	0.8%
Miscellaneous	315	\$8,543,297	17.4%
GRAND TOTAL	599	\$49,087,408	100.0%

Southeast
Permits by Valuation



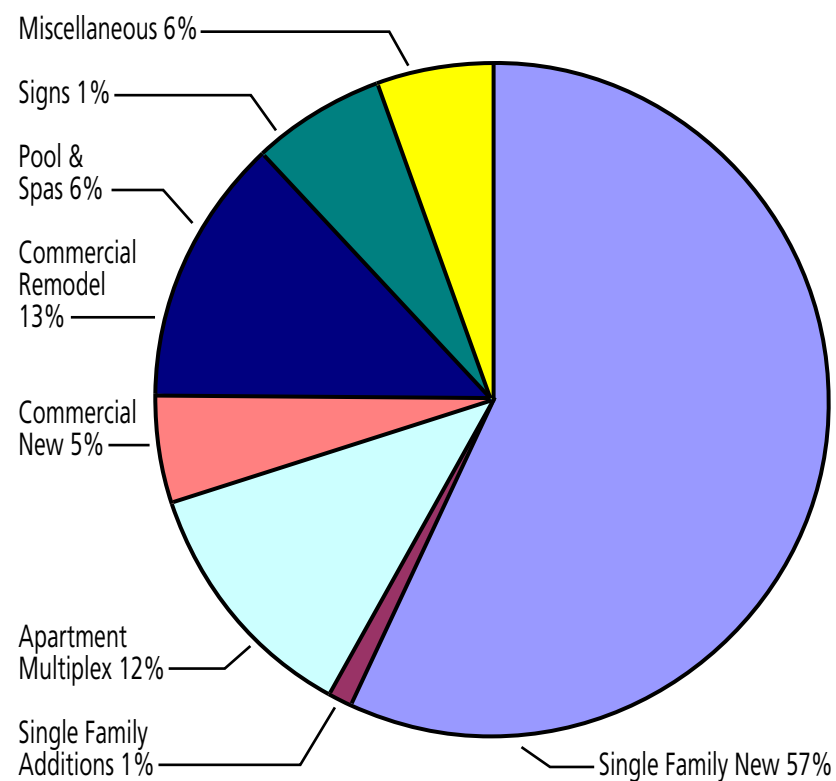
* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Southwest Summary of Building Permits 1st Quarter 2005

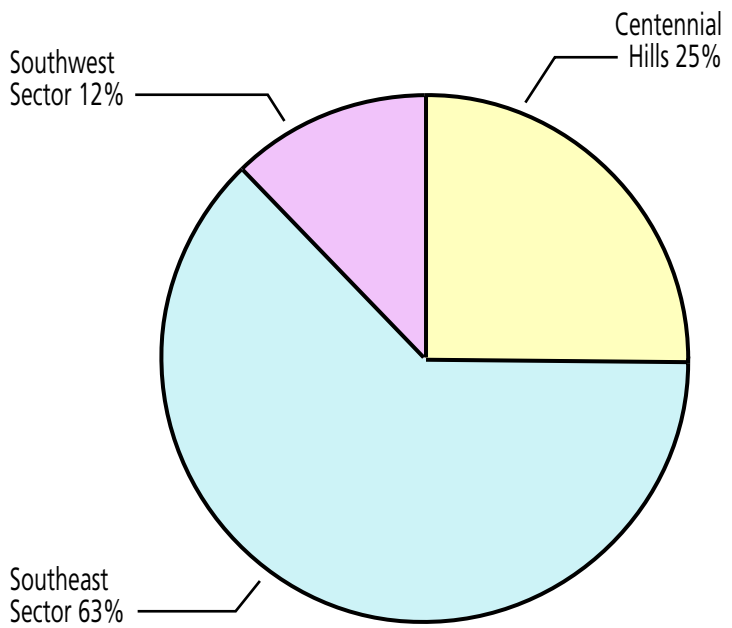
CATEGORY	Permits	Valuation	Percentage
Single Family New	185	\$29,065,157	56.1%
Single Family Additions	19	\$548,865	1.1%
Single Family Remodel	15	\$110,025	0.2%
Apartment Multiplex	6	\$6,091,710	11.8%
Commercial New	16	\$2,808,195	5.4%
Commercial Additions	2	\$470,000	0.9%
Commercial Remodel	81	\$6,505,765	12.6%
Public New	0	\$0	0.0%
Public Remodel	0	\$0	0.0%
Church Additions	0	\$0	0.0%
Church Remodel	0	\$0	0.0%
Pools & Spas	132	\$3,262,216	6.3%
Mobile Homes	1	\$40,000	0.1%
Signs	65	\$95,802	0.2%
Miscellaneous	357	\$2,823,476	5.4%
GRAND TOTAL	879	\$51,821,211	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

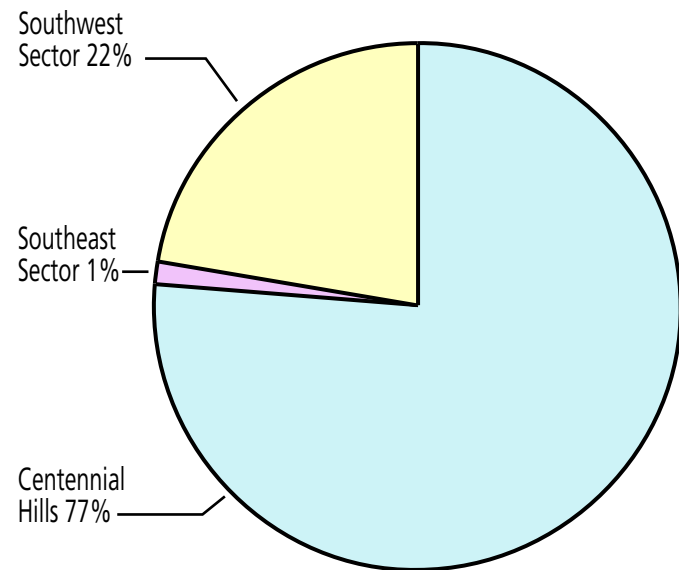
Southeast Permits by Valuation



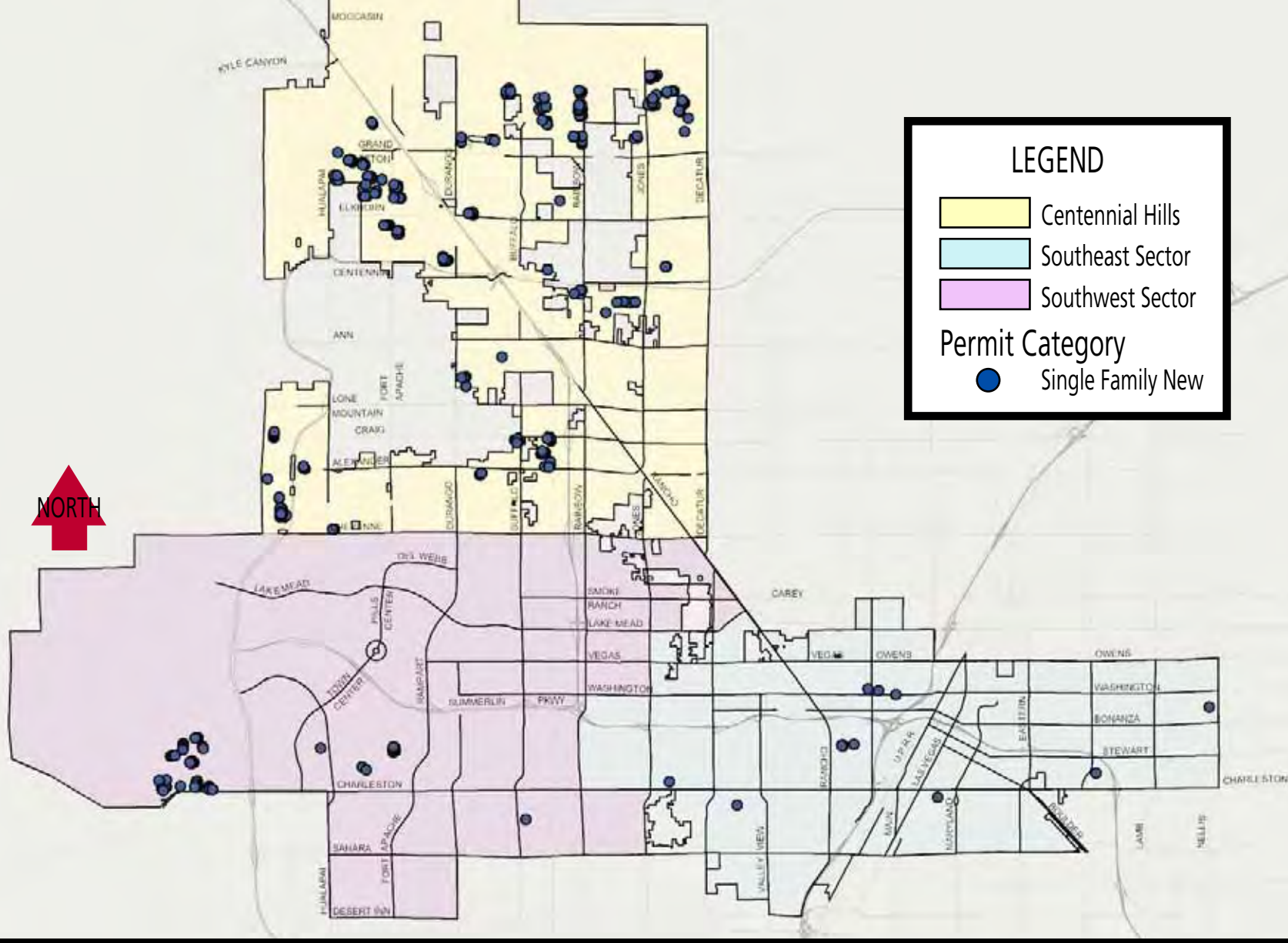
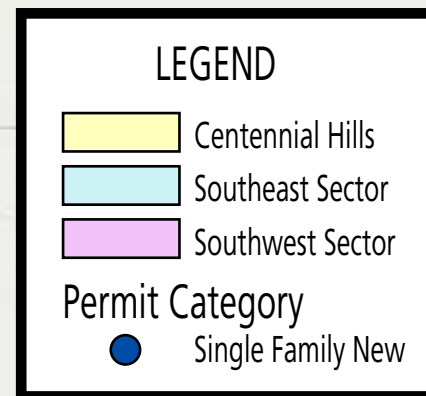
Commercial New by Valuation



Single Family New by Valuation



SINGLE FAMILY NEW





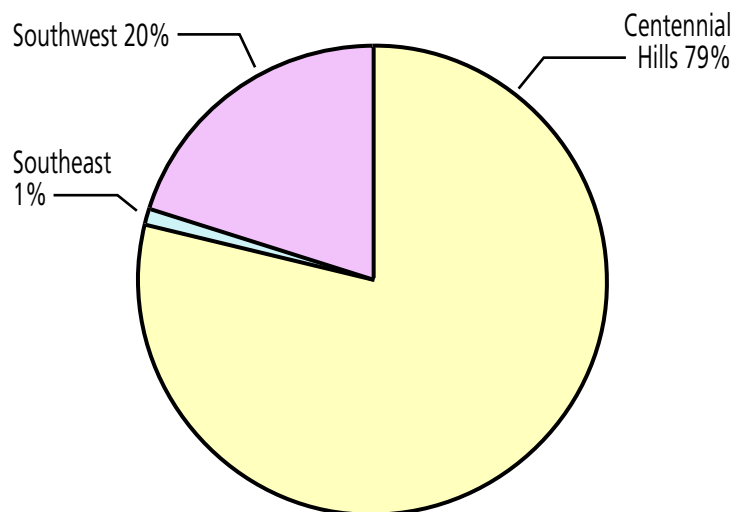
Completed Projects

Summary of Completions 1st Quarter 2005

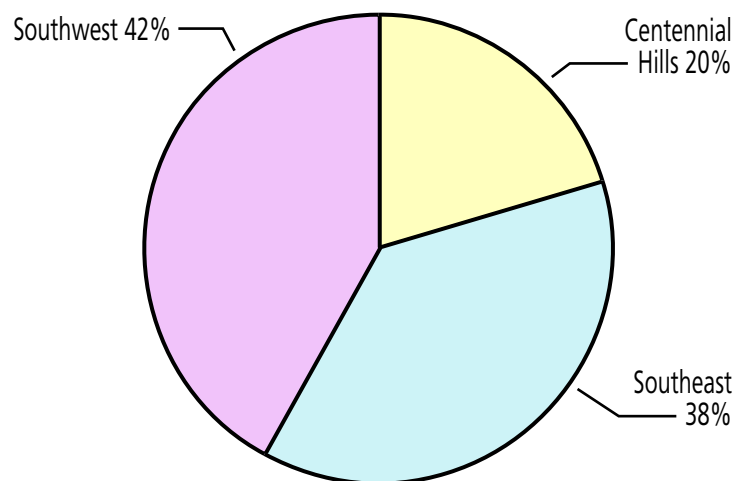
CATEGORY	Centennial Hills	Southeast	Southwest	Total	Percentage
Single Family New	900	10	229	1,139	68.6%
Single Family Additions	13	15	11	39	2.4%
Single Family Remodel	9	21	18	48	2.8%
Apartment Multiplex	44	5	0	49	3.0%
Commercial New	8	6	19	33	2.0%
Commercial Addition	6	6	10	22	1.3%
Commercial Remodel	26	57	51	134	8.1%
Church New	1	0	0	1	0.1%
Mobile Homes	2	1	0	3	0.2%
Miscellaneous	49	45	97	191	11.5%
GRAND TOTAL	1,058	166	435	1,659	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

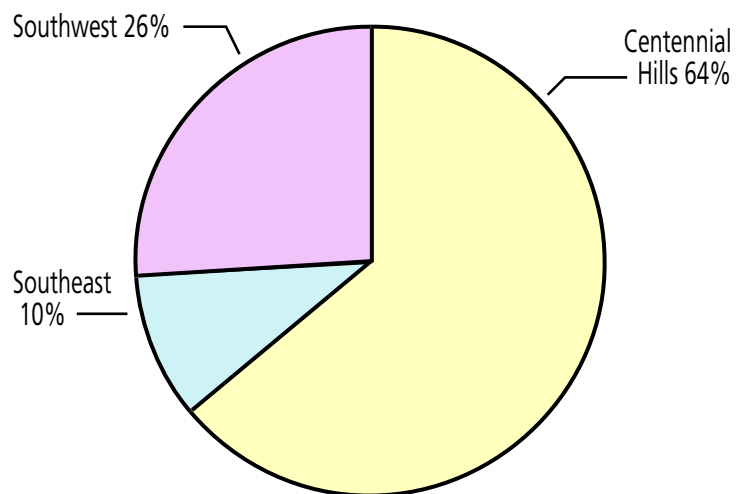
Completed Single Family New Projects



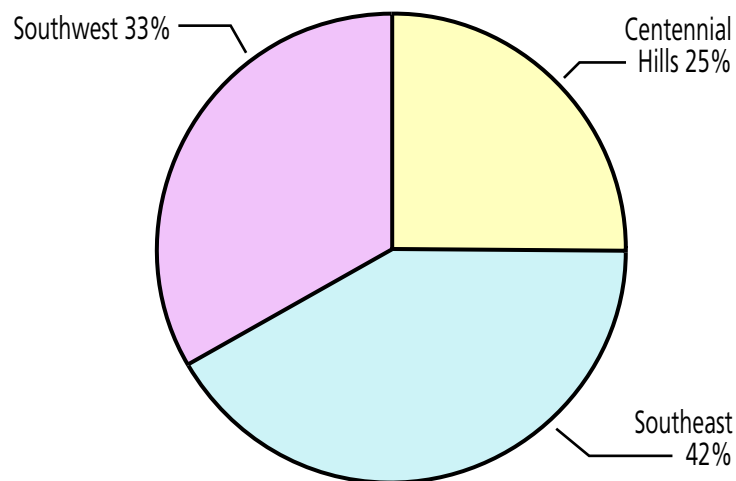
Completed Commercial New & Remodeled Projects



Total Completed Projects



Completed Single Family Additions & Remodeled Projects



COMPLETIONS

Q1

COMPLETED PROJECTS

LAS VEGAS DEVELOPMENT REPORT: FIRST QUARTER 2005

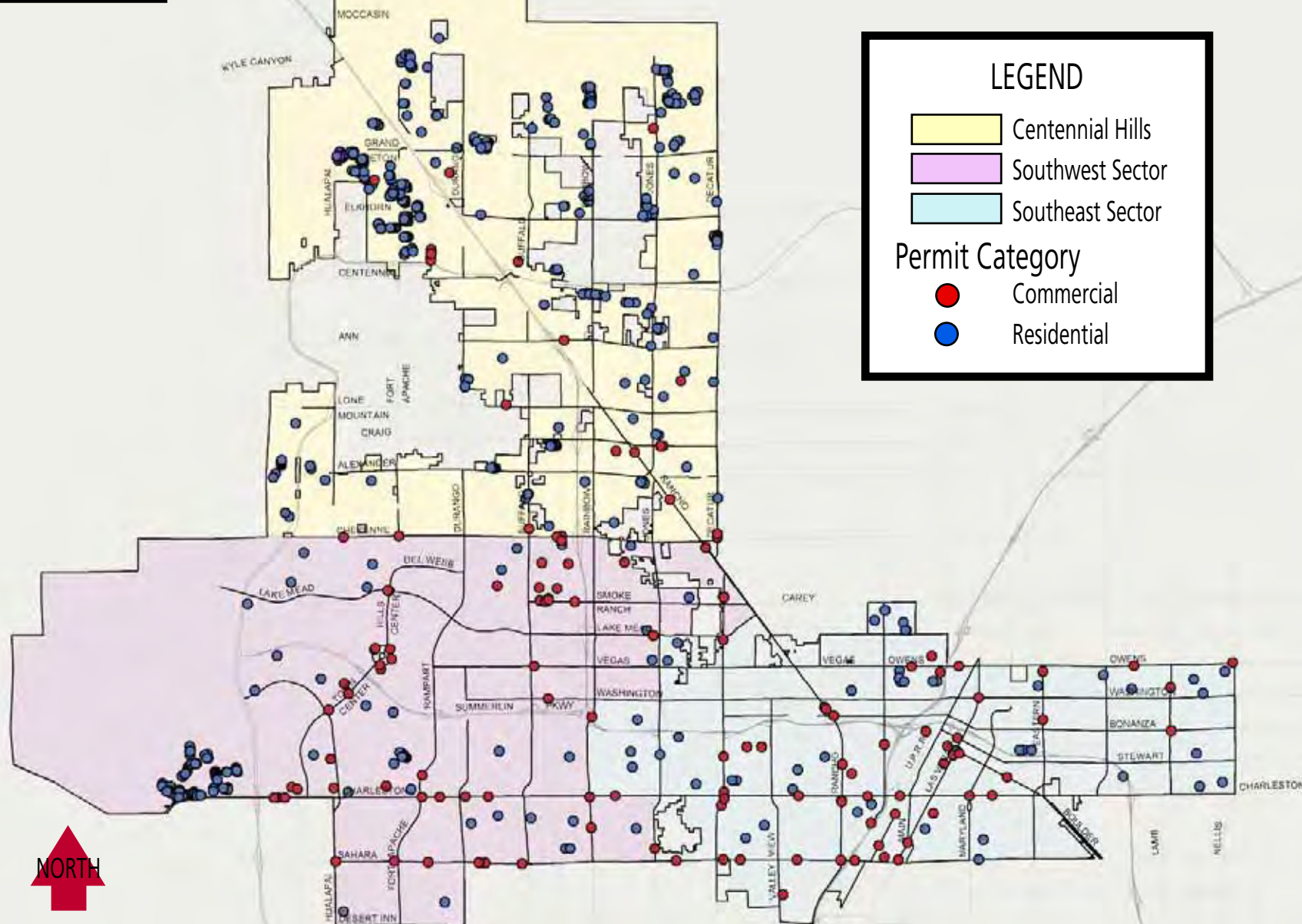
NORTH

LEGEND

- Centennial Hills
- Southwest Sector
- Southeast Sector

Permit Category

- Commercial
- Residential



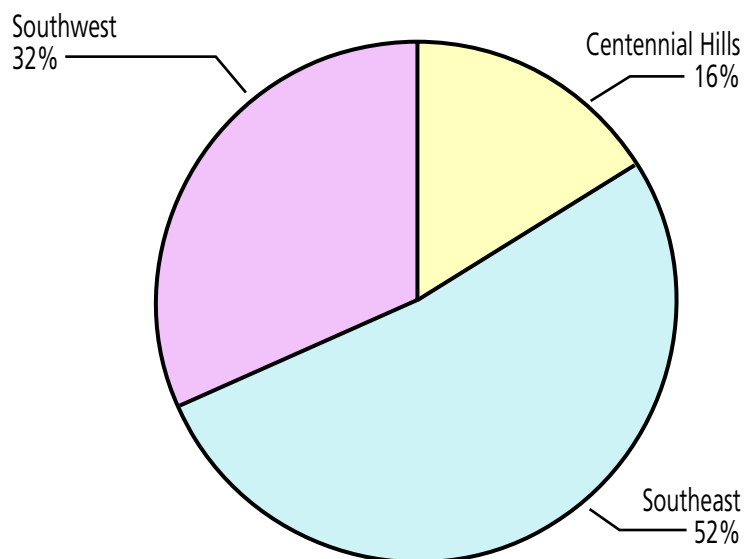
Business Licenses

Summary of New Business Licenses
1st Quarter 2005

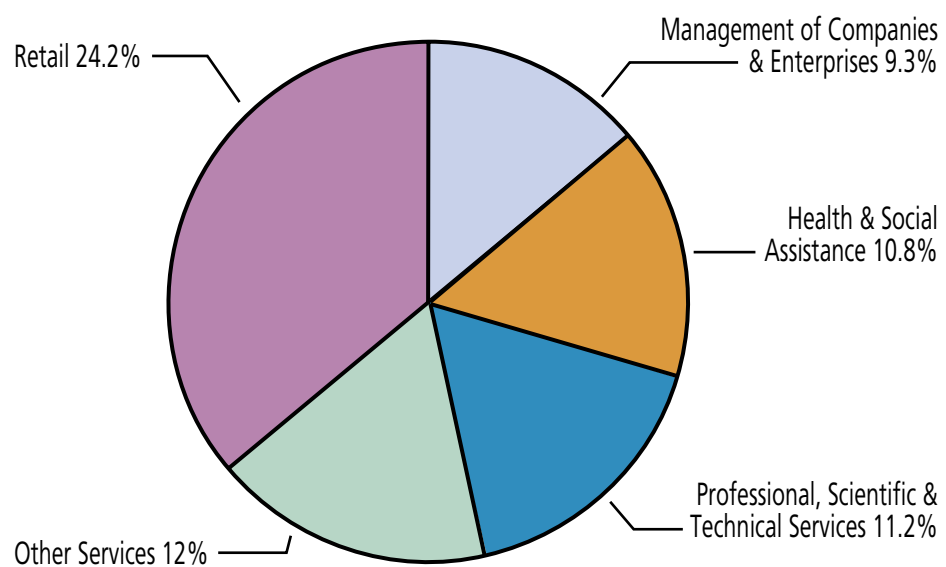
CATEGORY	Centennial Hills	Southeast	Southwest	Total	Percentage
Accommodation & Food Services	13	31	20	64	2.7%
Administrative	46	72	77	195	8.3%
Agriculture	4	0	4	8	0.3%
Arts, Entertainment & Recreation	15	48	15	78	3.3%
Construction	36	62	53	151	6.5%
Educational Services	1	4	1	6	0.3%
Finance & Insurance	9	78	58	145	6.2%
Health and Social Assistance	28	116	109	253	10.8%
Information	5	7	4	16	0.7%
Management of Companies and Enterprises	43	103	71	217	9.3%
Manufacturing	0	1	2	3	0.1%
Other Services	48	156	72	276	11.8%
Professional, Scientific, And Technical Services	35	121	107	263	11.2%
Public Administration	0	0	1	1	0.0%
Real Estate & Rental/Leasing	6	51	25	82	3.5%
Retail Trade	89	359	119	567	24.2%
Wholesale Trade	1	10	5	16	0.7%
Grand Total	379	1,219	743	2,341	100.0%

* Categories are by the North American Industry Classification System (NAICS).

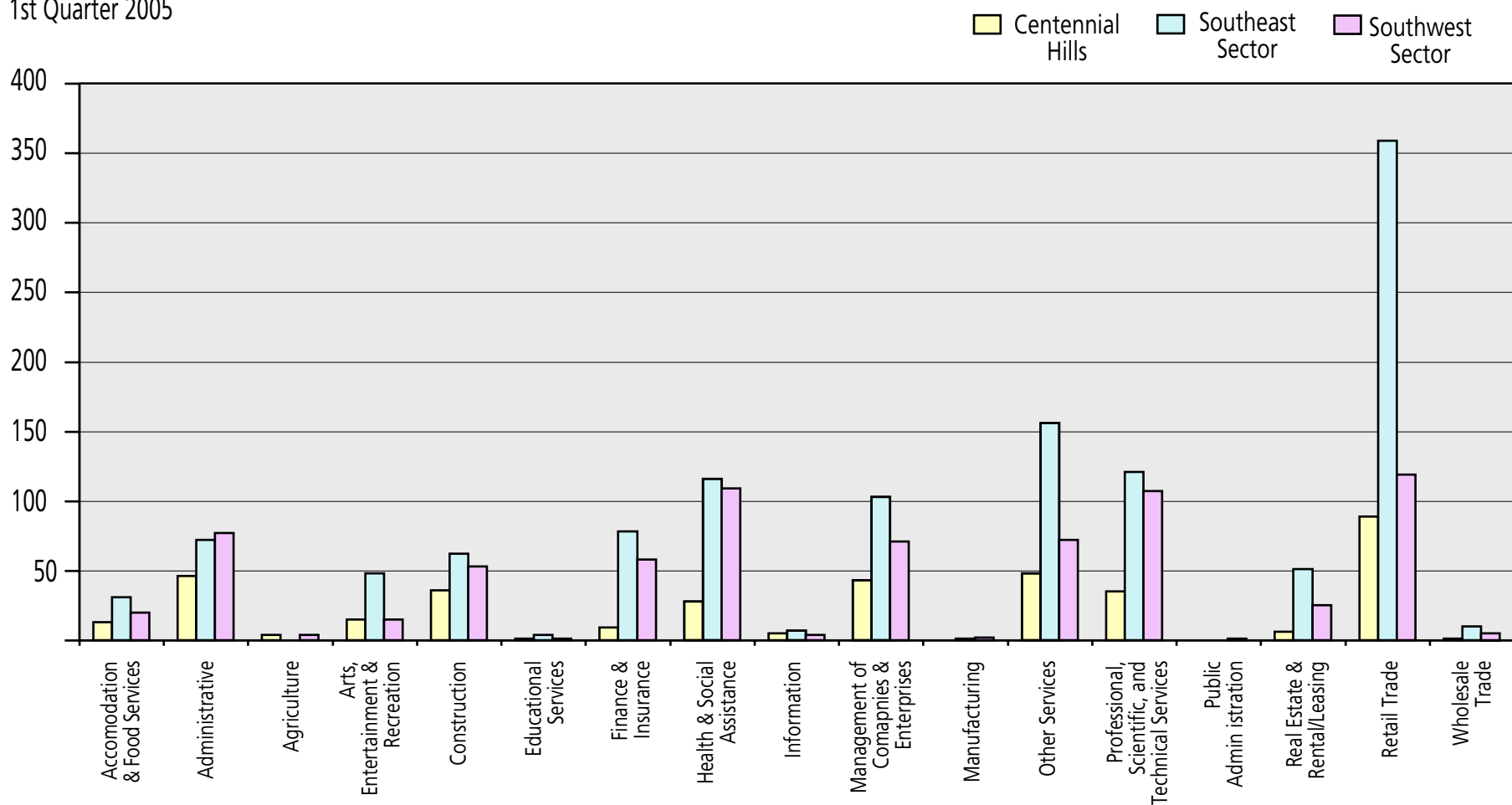
Total New Business Licenses by Planning Area



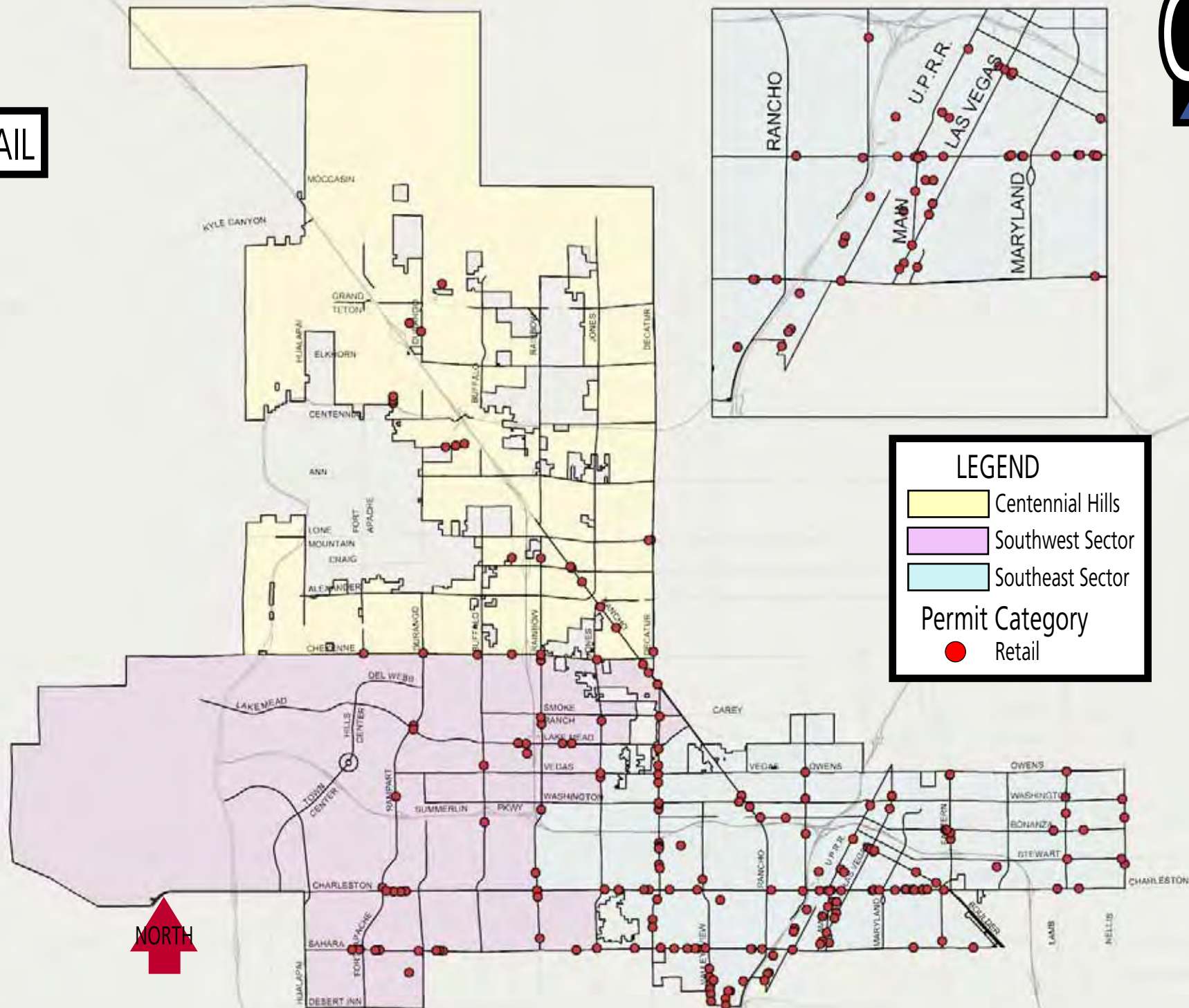
Total New Business Licenses by Top Five Categories



Business Licenses by Area & Category
1st Quarter 2005



RETAIL



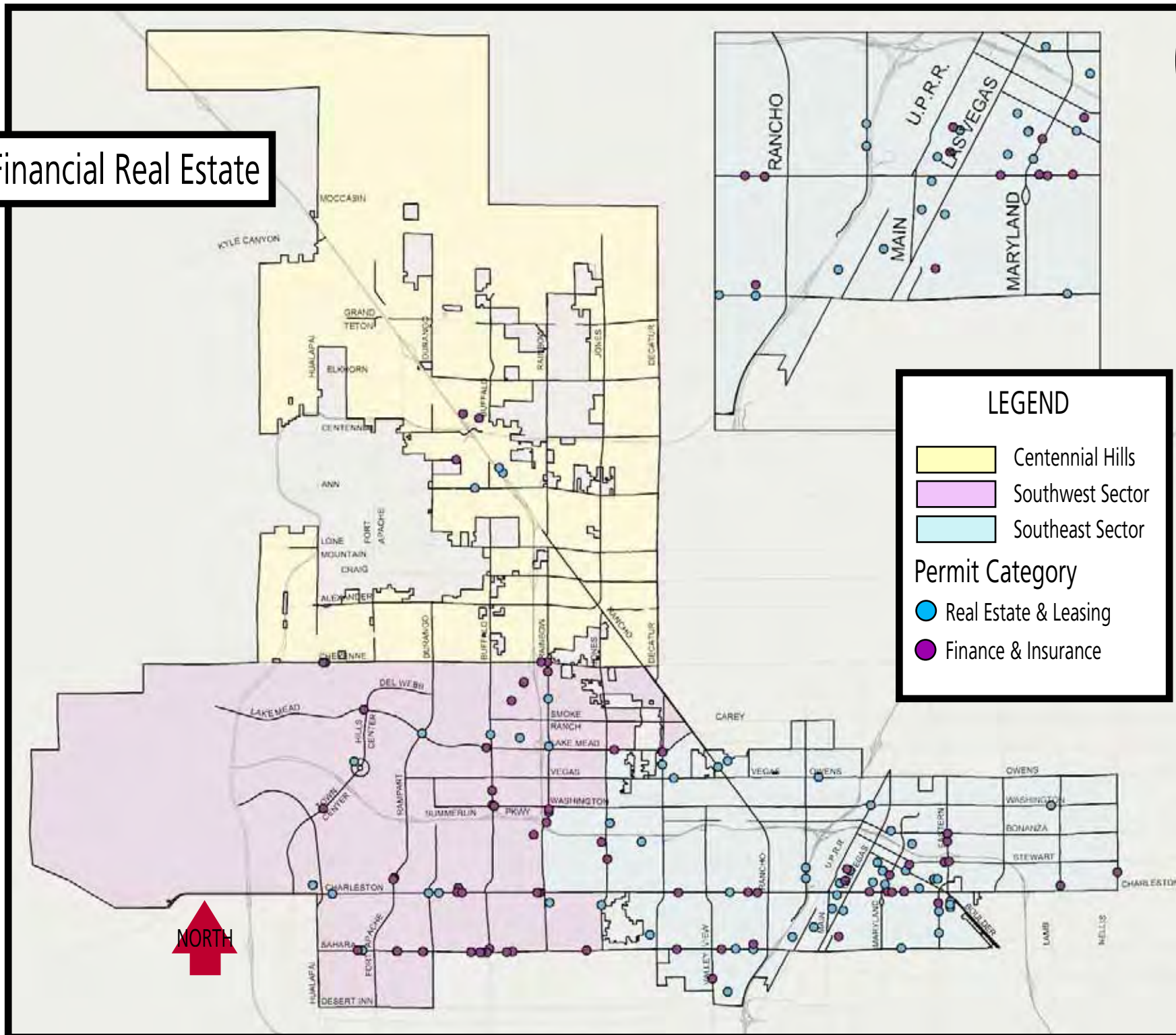
Financial Real Estate

LEGEND

- Centennial Hills
- Southwest Sector
- Southeast Sector

Permit Category

- Real Estate & Leasing
- Finance & Insurance



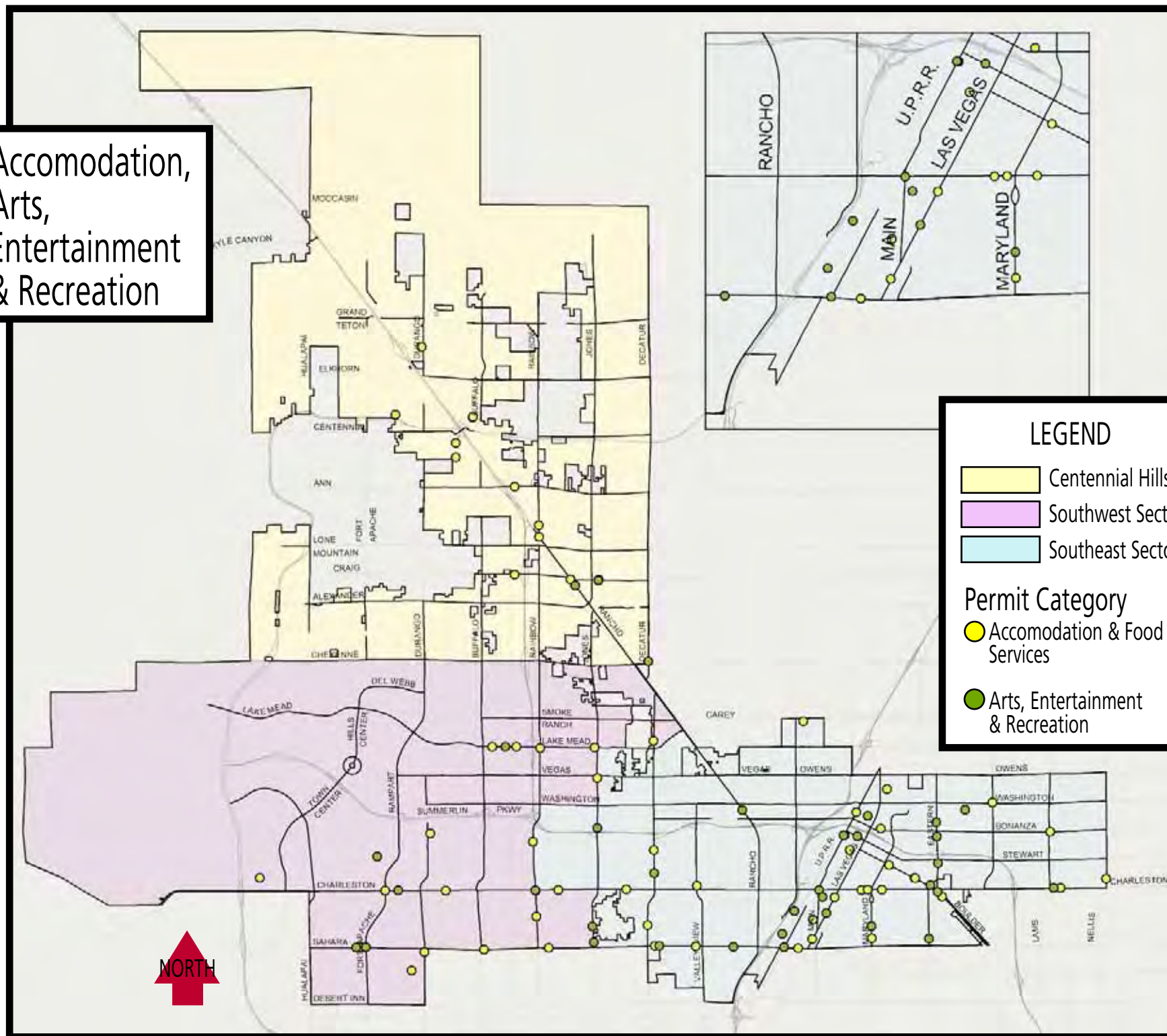
Accommodation, Arts, Entertainment & Recreation

LEGEND

- Centennial Hills
- Southwest Sector
- Southeast Sector

Permit Category

- Accommodation & Food Services
- Arts, Entertainment & Recreation



Health & Social Assistance

